

M E M O R A N D U M

July 12, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: WASHINGTON PARK PROJECT MASS. R-24 FINAL DESIGNATION OF
REDEVELOPER INFILL PARCEL D-8 (2000 -2030 COLUMBUS AVENUE,
WARD II)

Infill Parcel D-8 is located at 2000-2030 Columbus Avenue in the Roxbury Planning District.

On January 19, 1984, the Authority tentatively designated Urban Edge, Inc. as developers of this 62,985 square foot site to construct housing for low and moderated income residents.

Urban Edge, Inc. is a non profit community based housing development corporation. Since tentative designation, Urban Edge has refined their proposal to include affordable housing in the form of 34 units of rental housing (6- one bedroom, 14- two bedroom, 11- three bedroom, 3- four bedroom) funded through the Boston Housing Partnership, 7 units of owner occupied housing (5- three bedroom, 2- four bedroom) subsidized by the City's Homesteading Program, community space and 4,700 square feet of office space for Urban Edge, Inc. The project design has been reviewed and approved by Authority staff.

Total project development cost is \$2.1 million and financing has been assured by the Enterprise Foundation and the Boston Housing Partnership.

The neighbors and other appropriate institutions have reviewed these plans and have indicated their support.

Therefore, it is recommended that Urban Edge, Inc. be finally designated as redevelopers of Infill Parcel D-8 in the Washington Park Urban Renewal Area.

An Appropriate Resolution is attached.

Attachment



RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF URBAN EDGE, INC.
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION OF INFILL PARCEL, D-8
(2000-2030 COLUMBUS AVENUE)
IN THE WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Urban Edge, Inc., has expressed an interest in and/or has submitted a satisfactory proposal for the development of Infill Parcel, D-8 (2000-2030 Columbus Avenue) in the Washington Park Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Urban Edge, Inc., be and hereby is finally designated as Redeveloper(s) of Infill Parcel, D-8 (2000-2030 Columbus Avenue) in the Washington Park Urban Renewal Area.
2. That it is hereby determined that Urban Edge, Inc., possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted by Urban Edge, Inc., for the development of Infill Parcel D-8 (2000-2030 Columbus Avenue) conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Infill Parcel, D-8 (2000-2030 Columbus Avenue) to Urban Edge, Inc., said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

Development Budget Summary

Total development	\$1,192,300
14 rental units under the Boston Housing Partnership Program	\$1,175,000
2 owner-occupied units under the Boston Homeownership Program	\$17,300
4 units developed as Urban Edge offices in new office	\$100,000
1 unit developed as community and market-rate rent affordable and included in above figures	

Explanation and Justification of the Budget

14 Rental Units

The Boston Housing Partnership is in support of our revised proposal for 14 rental units at a development cost of \$1,175,000 as indicated by the attached letter from Bob Whelan, Executive Director.

Schedule of financing applications with BHA.

Application for site approval	Jan. 19, 1984
Official Action	Apr. 5, 1984
BHA rent subsidy application	May 11, 1984
Revised mortgage application to be filed	August, 1984
BHA closing anticipated	October, 1984

urban edge, inc.

To: Robert J. Ryan, Director
Boston Redevelopment Authority

From: Mossik Hacobian - Urban Edge

Date: July 10, 1984

Re: Financing for development of 2,000-2030
Columbus Avenue (The Infill Block).

Development Budget Summary

Total Development	\$2,192,700
34 rental units under the Boston Housing Partnership Program.	\$1,798,200
7 owner-occupied units under the Boston Homesteading Program.	\$ 287,700
4 units developed as Urban Edge offices in two phases.	\$ 106,800
1 unit developed as community and meeting room (cost pro-rated and included in above figures).	

Explanation and Documentation of Sources

34 rental units

The Boston Housing Partnership is in support of our revised proposal for 34 rental units at a development cost of \$1,798,700 as indicated by the attached letter from Bob Whittlesey, Executive Director.

Schedule of financing applications with MHFA.

Application for site approval	Jan. 19, 1984
Official Action	Apr. 6, 1984
SHARP rent subsidy application	May 31, 1984
Revised mortgage application to be filed	August, 1984
MHFA closing anticipated	October, 1984

Ltr. to Robert Ryan
Page 2
July 10, 1984

The Enterprise Foundation has agreed to guarantee the cost of up to \$265,000 of site preparation work prior to the mortgage closing. This work will consist of site utilities, roofs, windows, masonry, general cleanup and security. The main goal will be to make the buildings secure and weather tight before winter.

As the attached award letter indicates in the unlikely event that there is no MHFA financing for this project, the Enterprise Foundation will work with Urban Edge to provide alternate financing to complete the renovation of the 34 rental units.

7 owner-occupied units

The Homesteading program will provide the necessary subsidies for development of the 7 homeownership units per the attached letter from Frank Tate, Director of the Homesteading Program.

The development budget for these units is \$287,700 with an average per unit rehab subsidy of \$5,500.

Urban Edge Offices

Four units are being developed as offices for Urban Edge with development budget of \$106,800. Approximately 50% of the work will be done immediately using a grant for this purpose from the Permanent Charities Fund (see attached award letter). This work will consist of exterior work and basic systems to make the space habitable.

The balance of the work consisting of interior partitions, finishes and furnishings will be done within 6 months using a mortgage from the Shawmut Bank.

July 10, 1984

DEVELOPMENT AND OCCUPANCY SCHEDULE FOR 2000-2030 COLUMBUS AVENUE - (THE INFILL BLOCK)

PHASE I - AUGUST-DECEMBER 1984

- 1) Test all utilities lines into the site.
- 2) Secure all access to the buildings' interior.
- 3) Clean up: Interior of all buildings and grounds.
- 4) Prepare all four buildings for the winter. This preparation will include completing all necessary roofing work.
- 5) Rehab and occupancy of Urban Edge's office space.

PHASE II - JANUARY-MAY 1985

Rehab and occupancy of 50% of the rental units.

PHASE III - JUNE-AUGUST 1985

- 1) Rehab and occupancy of 35% of the rental units.
- 2) Start rehab and marketing of units to be owner/occupied.

PHASE IV - SEPTEMBER-DECEMBER 1985

- 1) Complete rehab and occupancy of remaining 15% of the rental units.
- 2) Complete rehab and occupancy/final sale of all units to be owner/occupied.

THE ENTERPRISE FOUNDATION

July 11, 1984

JAMES W. ROUSE
CHAIRMAN

EDWARD L. QUINN
PRESIDENT

N. GORDON COSBY
VICE PRESIDENT

PATRICIA T. ROUSE
SECRETARY - TREASURER

TRUSTEES

N. GORDON COSBY

MATHIAS J. DeVITO

CUSHING N. DOLBEARE

COYEKLUND

JOHN GARDNER

SAMUEL GARY

W. H. KROME GEORGE

RONALD GRZYWINSKI

ERNEST W. HAHN

PATRICIA ROBERTS HARRIS

ANDREW HEISKELL

JING LYMAN

ROBERT S. McNAMARA

LOUIS E. MARTIN

CHARLES McC. MATHIAS

CLARENCE M. MITCHELL, JR.

MILTON PETRIE

EDWARD L. QUINN

HENRY S. REUSS

JAMES W. ROUSE

PATRICIA T. ROUSE

LEEDA MARTING STEIN

ALEXANDER B. TROWBRIDGE

RAUL YZAGUIRRE

Mr. Ron Hafer, Director
Urban Edge Housing, Inc.
620 Centre Street
Boston, Massachusetts 02130

Dear Ron:

The Enterprise Foundation (Enterprise) is pleased to inform you that it has approved your request that it guarantee Urban Edge's loan from Shawmut Bank for up to \$265,000 for development of the buildings located at 2000-2030 Columbus Avenue (the Infill block). Total development costs will be \$1.8 million. This guarantee will be used by Urban Edge to secure a line of credit with Shawmut Bank, N.A.

Enterprise expects that its guarantee will remain in effect until the financing package arranged through the Boston Housing Partnership (BHP) and the Massachusetts Housing Finance Agency (MHFA) is in place. At that time, monies borrowed through the line of credit will be repaid by monies secured through the BHP and MHFA. In the event that the anticipated BHP and/or MHFA financing does not come into place, Enterprise will work with Urban Edge to complete an alternate financial package. Although no firm date has been established for the BHP and MHFA closings, Enterprise anticipates that by December 31, 1984 it will no longer be required as guarantor.

Enterprise will not charge Urban Edge for its guarantee and Urban Edge agrees to pay all closing and other costs of providing the guarantee.

Enterprise Foundation's approval of this guarantee is conditioned upon Urban Edge's agreement to work with the Foundation staff and consultants in an effort to reduce construction costs. This agreement is further conditioned on Enterprise executing a guarantee agreement with Shawmut Bank, acceptable to Enterprise at its sole discretion.

If it has reason to believe that other financing is unlikely to be in place by December 31, 1984, Urban Edge will notify the Foundation immediately through its Field Officer, Patricia Canavan.

Mr. Ron Hafer
July 11, 1984
Page 2

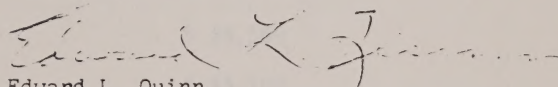
Urban Edge Housing, Inc. shall provide Enterprise with a narrative and financial report in the use of the funds guaranteed by The Enterprise Foundation within six months after construction begins.

Urban Edge Housing, Inc. will provide the Foundation with immediate notification of any change in its tax exempt status. In addition, Urban Edge agrees that the Foundation may monitor and conduct an evaluation of project operations during the loan guarantee period. This may include visits from the Enterprise staff to observe construction and operation of the project, to discuss the project with your staff, and review financial and other records connected with the project.

Please indicate your acceptance of the terms and conditions set forth in this letter by executing the enclosed duplicate original and returning it to us within 15 days after receipt of this letter.

Enterprise commends you for the hard work you have put into this project. We look forward to working closely with you to see this project through to fruition.

Sincerely,


Edward L. Quinn
President

ELQ:jlw

cc: Janet Raffel, Vice President
Field Services
Bernard G. McNeal, Director
Administration and Finance
Patricia Canavan, Field Officer
Linda Goldstein, Esquire



**City of Boston
Neighborhood
Development and
Employment Agency**

Office of Housing
26 West Street
Boston, Massachusetts 02111
617/725-3179

July 11, 1984

Mr. Ron Hafer
Urban Edge
620 Centre Street
Jamaica Plain, MA 02130

Dear Mr. Hafer:

This is to confirm my approval of an average subsidy of \$5,500 per unit to be funded by the City-Urban Edge C.D.B.G. Contract for the development of seven units at 2000-2030 Columbus Avenue. This subsidy is based on the following development budget which is also approved for administration subsidy funding by the Homesteading Program:

Total Development Cost: \$287,700

Sales Revenue:	\$215,500
Rehab Subsidy:	\$ 38,500
Admin. Subsidy:	\$ 33,700

In short, the Homesteading Program is in full agreement with the proposed development and will provide the required rehab and admin. subsidies.

Sincerely,

Francis X. Tate

Francis X. Tate
Director
Urban Homesteading Program

FXT/mc

PERMANENT CHARITY FUND OF BOSTON

September 2, 1983

Mr. Ronald T. Hafer
Executive Director
Urban Edge, Inc.
620 Center Street
Jamaica Plain, Massachusetts 02130

Dear Mr. Hafer:

Thank you for your letter of July 18, 1983 informing us that the lease for the new office site of Urban Edge in Egleston Square, Jamaica Plain has been completed and signed.

In view of this I am pleased to enclose our check for \$65,000 in payment of the grant voted by the Committee of the Permanent Charity Fund of Boston at its meeting in April, 1983 toward the cost of renovating and furnishing this office.

Please note on your calendar that the Committee will want to receive a report of the expenditure of the grant and of the development of the organization by this date next year.

With best wishes,

Sincerely,


Anna Faith Jones
Associate Director

AFJ/pb
enc1

THE BOSTON HOUSING PARTNERSHIP, INC.

July 10, 1984

Mr. Robert L. Farrell
Boston Redevelopment Authority
City Hall
Boston, MA 02101

Dear Mr. Farrell:

I am writing in support of Urban Edge's request that the property located at 2001-2032 Columbus Avenue (the Infill Block) be transferred for renovation under the Boston Housing Partnership's Demonstration Program.

The Partnership approved development of 46 units at this site in December, 1983. We have been discussing with Urban Edge revisions in their proposal to accommodate 34 units of rental housing through the Demonstration Program, 7 units under the Boston Homesteading Program, 1 unit as a community room and 4 units as office space for Urban Edge. We fully support Urban Edge's revised proposal and believe it will serve families with a greater mix of incomes and be of benefit to the Egleston Square neighborhood.

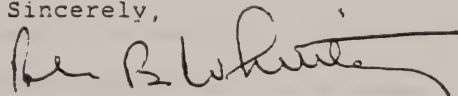
Based on information supplied by Urban Edge, the revised development cost for the 34 units to be developed as part of the Demonstration Program is \$1,798,200.

It is our understanding that Urban Edge has arranged for short-term financing to allow for some early work on the exterior of the buildings and site utilities prior to mortgage closings anticipated in October, 1984. Early completion of these items will be very helpful in insuring timely completion of the buildings for the earliest possible occupancy.

We are fully confident that Urban Edge will develop this site consistent with the goals of the Boston Housing Partnership.

Please call on me if you have any questions.

Sincerely,



Robert B. Whittlesey
Executive Director

RBW/kgk

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Urban Edge REal Estate of Greater Boston, Inc.

b. Address and ZIP Code of Redeveloper: 620 Centre Street
Jamaica Plain, MA 02130

c. IRS Number of Redeveloper: 23 745 0277

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Egleston Square NSA

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts
is described as follows²

#s 2001 to 2032 Columbus Avenue

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts:☐ A corporation.☒ A nonprofit or charitable institution or corporation.☐ A partnership known as☐ A business association or a joint venture known as☐ A Federal, State, or local government or instrumentality thereof.☐ Other (explain)4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:
July 16, 1974

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows: Ronald Hafer, Executive Director Dan Nakamoto, Treasurer

Patricia Courtney, Chairperson Janice Pina, Clerk

Jack Plunkett, Vice Chairperson

(As a non-profit, there is no individual beneficial interest)

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body. See attached list of Board Members
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION-TITLE (If any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper, or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

8. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$ 1,591,300
- b. Cost per dwelling unit of any residential redevelopment. \$ 33,857
- c. Total cost of any residential rehabilitation \$ 1,414,700
- d. Cost per dwelling unit of any residential rehabilitation \$ 30,100

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE	ESTIMATED AVERAGE
	MONTHLY RENTAL	SALE PRICE
Efficiency Unit (4)	\$ 359 - 397	\$
One bedroom Unit (2)	414 - 458	
Two bedroom Unit (14)	485 - 536	
Three Bedroom Unit (22)	600 - 663	
Four Bedroom unit (5)	667 - 738	

(note: All these estimates are based upon 47 units after renovation. Present, unrehabilitated unit count is 44)

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals: 15 to 25 Parking Places. For total development.

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: Stoves will go with units.

CERTIFICATION

I, ~~XXX~~ Ronald T. Hafer

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowl and belief.²

Dated: January 14, 1984

Dated: _____

Ronald T. Hafer
Signature

Signature

Executive Director

620 Centre Street
Jamaica Plain, MA 02130

Address and ZIP Code

Title

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 3b is Answered "Yes."

a. Name of Redeveloper: Urban Edge REAl Estate of Greater Boston, Inc.
 Address and ZIP Code of Redeveloper: 620 Centre Street, Jamaica Plain, MA 02130

The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Agency
 (Name of Local Public Agency)

in Edgemon Square NSA
 (Name of Urban Renewal or Redevelopment Project Area)

is in the City of Boston, State of Massachusetts
 is described as follows: #s 2001 to 2032 Columbus Avenue

Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm?

☒ YES ☐ NO

b. List each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

Urban Edge Charitable and Educational Fund
 (Board members are the same as the corporation)

Associated Corporations: Dimock Bragdon Housing, Inc. and Self Help Development, Inc. For each, Ronald Hafer and Patricia Courtney are common officers.

The financial condition of the Redeveloper, as of June 30, 19 83, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

Alexander, Aronson, and Finning & Co. P.C., Certified Public Accountant
 18 Lyman Street P.O. Box 4250 Westborough, Massachusetts 01581

Plans for the development of the land are to be obtained from sources other than the Redeveloper's own statement of the Redeveloper's plan for financing the acquisition and development of the land:

Total financing for acquisition and development will come from funds obtained by the Boston Housing Partnership, Inc., which designated this property as part of a package to be redeveloped by Urban Edge in its first round of renovation.

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking
See number 5.

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT

\$

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

\$

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

MORTGAGES OR LIENS

\$

\$

7. Names and addresses of bank references:

- (1) James Sechy, "Shawmut Bank, One Federal Street, Boston, MA
- (2) Robert Spiller, Boston Five Cent Savings Bank, 10 School Street, Boston,
- (3) Herbert Kornbleit, Homeowners Federal S & L, 21 Milk Street, Boston, MA

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion: Nearing Completion: Dimock Bragdon Apartments, 1841-1869 Columbus Avenue, Boston. Renovation, under HUD Substantial Rehabilitation Section Eight designation with MHFA financing, of 54 units of previously abandoned apartments in seven abutting structures. Owner is Dimock Bragdon Limited Partnership, of which the sole General Partner is Dimock Bragdon Housing, Inc. Urban Edge is the sponsor.

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

none

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper: none

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

Builder has not been selected at this time

- a. Name and address of such contractor or builder:

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

☐ YES ☐ NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____.

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT
\$

DATE TO BE
COMPLETED

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT
\$

DATE OPENED

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor: No Builder selected at this time.

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I ~~XXX~~ Ronald T. Hafer

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: January 14, 1984

Dated: _____

Ronald T. Hafer
Signature

Signature

Executive Director

Title

620 Centre Street
Jamaica Plain, MA 02130

Address and ZIP Code

Title

Address and ZIP Code

¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper..

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

January 2, 1984

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56 Sigourney St., Jamaica Plain, MA 02130	495-1504 - Work
	253-6164 - Work
Patricia Courtney	524-1794 - Home
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John J. Cradock	524-0141 - Home
15 Roseway St., Jamaica Plain, MA 02130	569-5800 - Work
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Bernard Edstrom	
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